



**City of Kingston
Report to Council
Report Number 25-187**

To: Mayor and Members of Council
From: Paige Agnew, Commissioner, Growth & Development Services
Resource Staff: Brandon Forrest, Director, Business, Real Estate & Environment
Date of Meeting: August 12, 2025
Subject: Disposition of 900 Division Street

Council Strategic Plan Alignment:

Theme: 1. Support Housing Affordability

Goal: 1.1 Promote increased supply and affordability of housing.

Executive Summary:

At its meeting on April 4, 2023, through [Report Number 23-125](#), Council declared two City-owned properties surplus to municipal needs, one of which is 900 Division Street. At the March 4, 2025 meeting, through [Report Number 25-092](#), Council approved the following recommendation:

That Council direct staff to declare 900 Division Street surplus and advertise on the open market with the intent of reallocating revenues to an affordable housing project located in another area of the city; and

That Council direct staff to report back with information once the property at 900 Division Street has been sold and which affordable housing project(s) are to be supported with this additional funding.

Following Council's direction, staff worked with the City's contracted real estate broker and listed 900 Division Street for sale. Staff received only one successful offer. Staff have negotiated a land sale agreement with the prospective purchaser and this report recommends that Council approve the sale to the prospective purchaser.

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Recommendation:

That Council approve the sale of 900 Division Street to 1881493 Ontario Inc. for a purchase price of \$1,500,000, for purposes of the development of market housing.

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Authorizing Signatures:

p.p.

ORIGINAL SIGNED BY COMMISSIONER

**Paige Agnew, Commissioner,
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

**Lanie Hurdle, Chief
Administrative Officer**

Consultation with the following Members of the Corporate Management Team:

Jennifer Campbell, Commissioner, Community Services

Neil Carbone, Commissioner, Corporate & Emergency Services Not required

David Fell, President & CEO, Utilities Kingston Not required

Desirée Kennedy, Chief Financial Officer & City Treasurer

Ian Semple, Commissioner, Transportation & Infrastructure Services Not required

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Options/Discussion:

In March 2023, Council approved the inclusion of two City-owned properties in the first wave of the Housing Accelerator initiative, aimed at expediting the development of new housing ([Report Number 23-043](#)). One of these properties is located at 900 Division Street, at the northwest corner of the intersection of Division Street and Elliott Street. The property is approximately 0.5 hectares, or 1.25 acres, in size and has frontage on two public streets. The site is currently vacant and was previously set aside for the potential development of a new fire station; however, the land is no longer required for that purpose. Its location along a major north-south arterial road in the central area of the City, combined with access to high-frequency transit along the Division Street corridor, makes it a highly suitable site for multi-unit residential development. A sketch of the property is attached to this report as Exhibit A.

Background

At the March 4, 2025 Council meeting ([Report Number 25-092](#)), Council directed staff to declare 900 Division Street surplus and to advertise the property on the open market with the intent of reallocating revenues to an affordable housing project located in another area of the City. Council also directed staff to report back with information once the property at 900 Division Street had been sold, and which affordable housing project(s) are to be supported with this additional funding.

Analysis

Following the March 4 Council meeting, staff worked with the City's contracted real estate broker and listed 900 Division Street for sale. Two offers were received. The successful bid, the higher of the two, was submitted by a developer with a proven track record, having completed several residential developments in the Kingston region since 2009. Their most recent project consists of a multi-unit residential subdivision development project in Bath. As part of their due diligence, the developer submitted a pre-application to the Planning Services Department and has since waived all conditions. The developer has offered a purchase price of \$1,500,000, which exceeds the appraised value of \$1,300,000 as determined by an external appraiser retained by the City in 2023.

To ensure timely development and the creation of new housing supply, the sale agreement includes a condition requiring the purchaser to obtain a building permit and commence construction of a minimum of 50 residential units within two years of acquiring the property. Should construction not begin within this timeframe, the City retains the right to repurchase the property at 80% of the original purchase price. Completion of the sale is anticipated in mid-September.

Proceeds from the sale will be used to support new affordable housing projects that would otherwise be funded through municipal funding sources, including Housing and Social Services Reserves. These funds will be utilized to purchase supportive housing units, details of which will be reported to Council in coming months. A budget amendment is being requested through

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August 12, 2025 Report Number 25-161 Capital Projects Status Report – as at June 30, 2025, to allocate the proceeds of this sale to future supportive housing initiatives.

Existing Policy/By-Law

None

Notice Provisions

None

Financial Considerations

It is recommended that the net proceeds of the sale be allocated to future supportive housing initiatives as per a budget amendment included in Report Number 25-161. The funding will support new projects that would otherwise be funded through municipal funding sources.

Contacts:

Saru Bajwa, Land Development Manager, 613-546-4291 extension 3123

Other City of Kingston Staff Consulted:

Jenna Morley, Legal Counsel for the City of Kingston

Lana Foulds, Director, Financial Services

Jayne Beggan-Hartley, Director Housing & Social Services

Exhibits Attached:


Exhibit A Sketch showing 900 Division Street

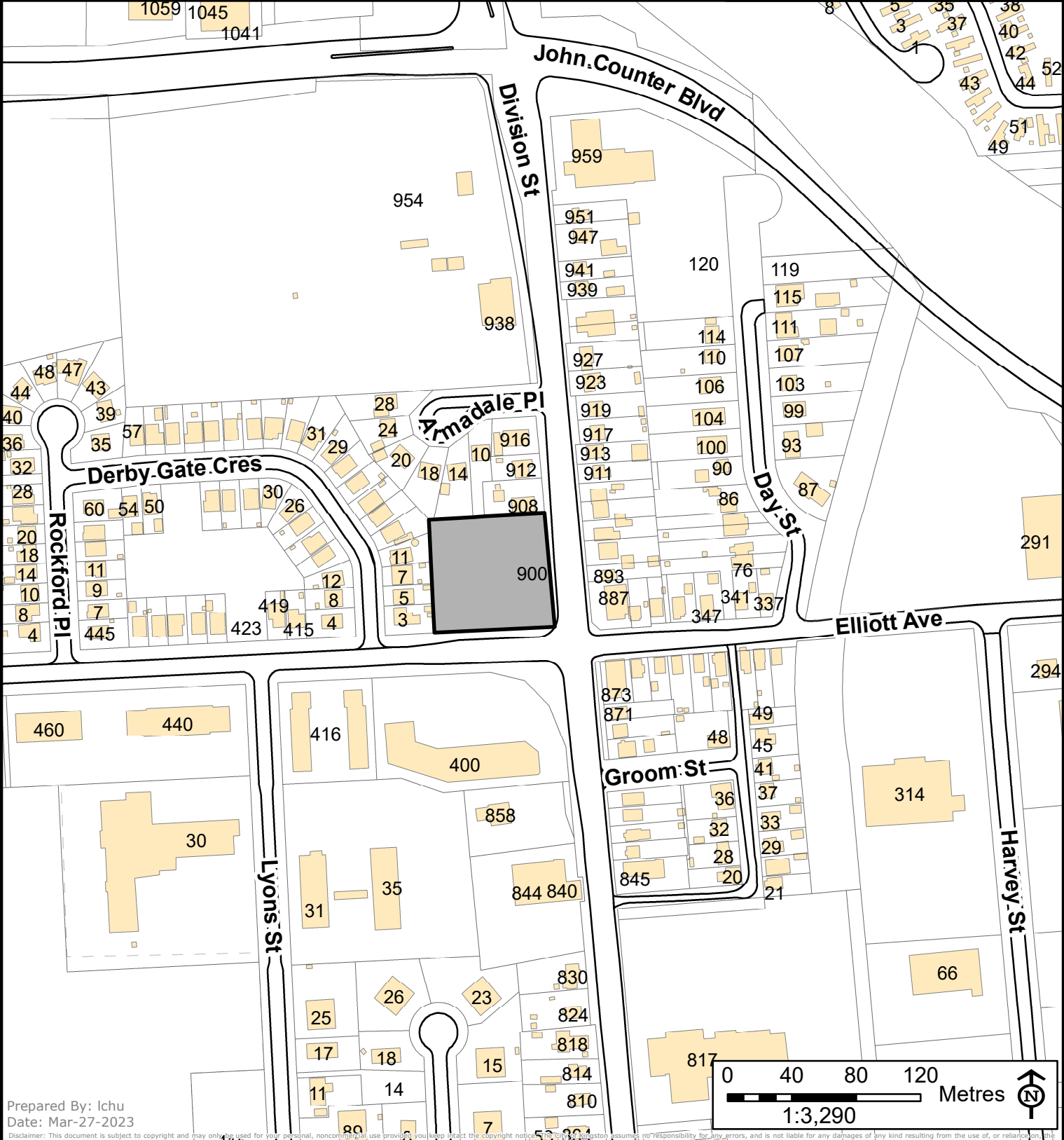
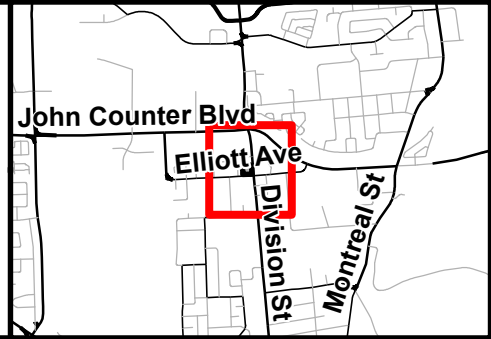


CITY OF KINGSTON Key Map

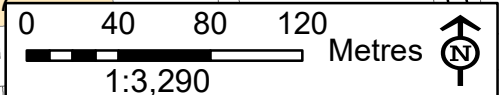
Address: 900 Division Street

Land
Development

 Subject Lands



Prepared By: Ichu
Date: Mar-27-2023



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